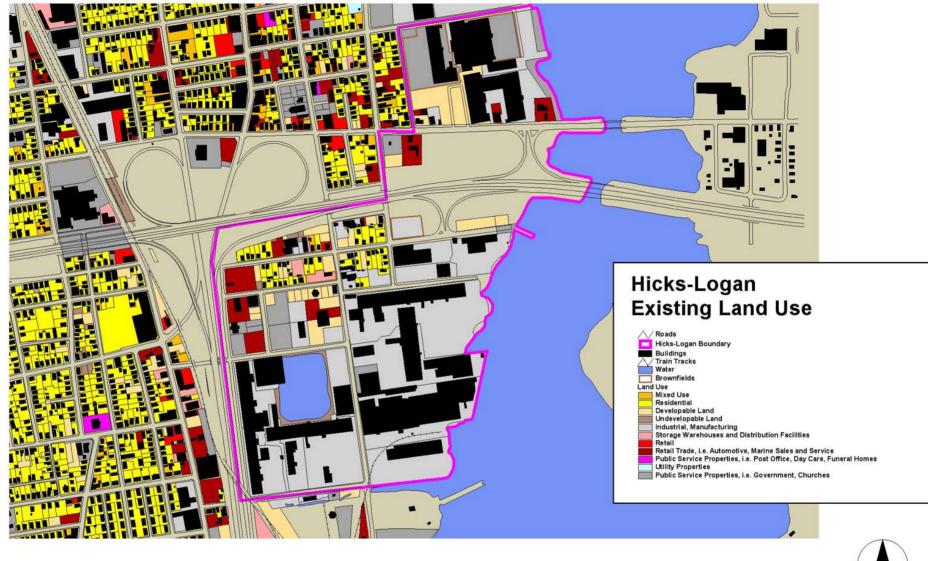


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0.3



0.6 Miles

## Acres and Square Feet

- 95 acres 13 city blocks 128 parcels
- 82 housing units on 34 parcels and 4 acres
- Total existing building square feet = 2,367,990
- 13 old mill parcels = 45 acres or 47% of total acres
- Building square feet in old mills = 1,778,604 sf or 75% of the total

#### Context

- Hicks-Logan embodies the industrial history of New Bedford:
  - Wamsutta Cotton Mills
  - Fairhaven Cotton Mills
  - Grinnel Manufacturing Company
  - Bristol Manufacturing Corporation
  - Revere Copper
- Revere Copper plant built in 1860s to produce copper sheathing for whaling ships
- Cotton textile manufacturing starts in 1860s
- Most existing mills date from the late 19<sup>th</sup> century and early 20<sup>th</sup> century

#### Context

- Residential population of approximately 235 is extremely low income and predominantly Latino
- New Bedford commercial and industrial property values in 2002 remain 25% and 40% below 1992 values
- Hicks-Logan values are even lower than in the city as a whole

#### Context

- Excellent highway access
- Nearby ferry access
- Potential commuter rail access
- Elevated Rt 18 and I-195 function as barriers
  - Two underpass connections to neighborhoods
- Adjacent to Designated Port Area

#### Infrastructure

- Many water and sewer mains date from the late nineteenth century
- Some water mains installed as late as 1977
- Sewer pumping station at corner of Coggeshall and Belleville

#### Traffic counts

- Coggeshall at Fairhaven town line: 15,600 per day
- Sawyer east of Route 18: 6,800 per day
- I-195 at Fairhaven town line: 42,800 per day
- Herman Melville Blvd at Acushnet Ave: 4,900 per day
- North Front Street functions as truck haul road from DPA to interstate

- Public Realm
  - Deteriorated sidewalks
  - Minimal street trees and street lighting
  - Empty lots collect debris
  - Illegal dumping common
  - Public open space limited to one basketball court
  - Limited pedestrian access to adjacent neighborhoods

- Building conditions
  - Mill buildings in use are in reasonable condition
  - Most have 12' by 20' modules
  - Long and narrow with lots of windows
  - Suitable for residential
  - Suitable for European-style office –
     emphasizing natural daylight and ventilation



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- Distinctive features
  - Wamsutta Pond
  - Unique industrial history in the Revere Copper plant
  - Mills with truck ramps to second stories could become terraces, gardens, or other amenities
  - City and water views from upper stories of mills



#### Previous planning ideas

New Bedford/Fairhaven Harbor Plan

Although the Hicks-Logan area is not in the Designated Port Area, the following concepts were identified for the area south of I-195:

- New marina and public boat ramp along the river from Washburn to Kilburn Street
- Public open space on the river from Kilburn Street to the Revere Copper building
- Mill revitalization and job creation, including an Urban Industrial Park
- Attractive new community gateway

## **Economics of Industrial Parks in the New Bedford Region**

- There is modest demand for industrial land in the region, but the strongest demand is outside New Bedford and the strongest growth is outside the manufacturing sector.
- Existing industrial parks in the region have more than sufficient capacity to absorb the likely demand and a diversity of parcel sizes and site types.

## **Economics of Industrial Parks in the New Bedford Region**

- The focus of water-dependent industrial uses tends to be in the DPA and care should be taken not to weaken the DPA by certain kinds of waterdependent development in the Hicks-Logan area.
- The fastest growing industrial land users in New Bedford are construction and wholesale firms, neither of which are ideal uses for a waterfront location adjacent to downtown and potentially growing tourist destinations.

## **Smart Growth Principles**

- Compact, multi-use development
- Open space conservation
- Expanded mobility and variety of transportation options
- Infill, redevelopment and adaptive reuse
- Efficient management of infrastructure
- Strong sense of place
- Streamlined and predictable development decisions

#### Hicks-Logan Attractors

- Waterfront
- Transportation access: highway, ferry and (hopefully) commuter rail
- Sense of place linked to industrial history
- Unusual features like ramps and mill pond
- Views from upper stories

## Concept 1: Safe Harbor – Mega Yachts and Mixed Use



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# Concept 2: Sustainable Environment Technologies - High School and Demonstration District





Recycling is good for sustainability – but let's do it a better way....

# Concept 3: Entertainment District: Nightclubs and Recreation



Industry by day... Entertainment by night, programming and events on the weekends. Begin to create the idea that this is a safe and fun place to be....

## Concept 4: Marine Technology and Manufacturing

- SMAST is world renowned center for marine science research and development of innovative technologies.
- Massachusetts Fisheries Institute collaboration between SMAST and DMF plans to locate major research facility in New Bedford.
- Marine science technology sector identified by SouthCoast Development Partnership and Governor's Regional Competitiveness Council as strategic development initiative for SouthCoast.